

**CITY COUNCIL
ATLANTA, GEORGIA**

01-0-0771

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-01-28
7/5/01

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA,
GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta, Georgia be amended and the maps established in connection therewith be changed so that the following property located at **949 & 961 Confederate Avenue, S.E. and 655 Mead Street, S.E** be changed from the **I-1 (Light Industrial)** District to the **C-2-C (Commercial Service-Conditional)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **23** of the **14th** District of Fulton County, Georgia, being more particularly described by the attached plat.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

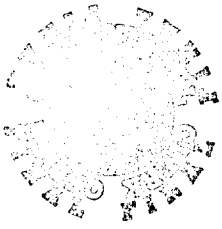
A true copy,

Rhonda Daughin Johnson
Municipal Clerk, CMC

ADOPTED by the Council
RETURNED WITHOUT SIGNATURE OF THE MAYOR
APPROVED as per City Charter Section 2-403

SEP 04, 2001

SEP 13, 2001



Conditions for Z-01-28

1. Site plan entitled "Proposed Site Plan, revised 7/5/01" prepared by Rowhouse Architects, Inc., dated April 16, 2001 and marked received by the Bureau of Planning July 5, 2001.

Z-01-28

EXHIBIT 'A'

ALL THAT TRACT or parcel of land lying and being in Land Lot 23, 14th District of Fulton County, Georgia, being more particularly described as follows:

Beginning at a pk nail set at the western intersection of Confederate Avenue (50 foot right-of-way) and the C.S.X. Railroad aka Atlanta Westpoint Railroad (100 foot right-of-way);

running thence along an arc of a curve to the right and along the northwestern aforesaid right-of-way of C.S.X. Railroad an arc distance of 382.89 feet, said arc being subtended by a chord bearing South 52 degrees 30 minutes 31 seconds West a distance of 382.43 feet to a point;

continuing thence along an arc of a curve to the right and along the aforesaid C.S.X. Railroad right-of-way an arc distance of 389.55 feet, said arc being subtended by a chord bearing South 59 degrees 50 minutes 40 seconds West a distance of 389.33 feet to a point;

continuing thence along an arc of a curve to the right and along the aforesaid C.S.X. Railroad right-of-way an arc distance of 81.48 feet, said arc being subtended by a chord bearing South 64 degrees 15 minutes 59 seconds West a distance of 81.48 feet to an iron pin set;

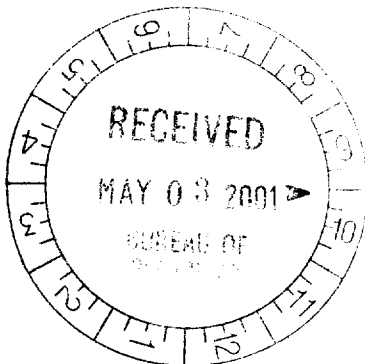
running thence North 00 degrees 50 minutes 27 seconds East and leaving the aforementioned northwesterly right-of-way of C.S.X. Railroad aka Atlanta Westpoint Railroad (100 foot right-of-way) a distance of 153.11 feet to an iron pin found on the southern right-of-way of Mead Street (60 foot right-of-way) fka Grady Avenue;

running thence South 89 degrees 24 minutes 59 seconds East along said southern right-of-way of Mead Street a distance of 15.93 feet to an open top found;

running thence North 00 degrees 28 minutes 19 seconds East along the eastern end of Mead Street as presently located a distance of 30.00 feet to an iron pin found;

running thence North 00 degrees 30 minutes 17 seconds East a distance of 220.04 feet along the eastern right-of-way of Grees Street (40 foot right-of-way) aka Gress Avenue to an iron pin found;

running thence South 89 degrees 43 minutes 13 seconds East and leaving the aforesaid right-of-way of Grees Street a distance of 132.87 feet to an iron pin found;



(continued...)

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EXHIBIT 'A' (continued)

running thence South 88 degrees 45 minutes 23 seconds East a distance of 134.50 feet to an iron pin found;

running thence North 00 degrees 45 minutes 37 seconds East a distance of 84.58 feet to an iron pin found on the southern right-of-way of Robinson Avenue (40 foot right-of-way);

running thence South 89 degrees 10 minutes 46 seconds East along said southern right-of-way of Robinson Avenue a distance of 133.30 feet to an iron pin found;

running thence North 00 degrees 08 minutes 46 seconds East and partially along the eastern end of the aforesaid right-of-way of Robinson Avenue and continuing further on a distance of 75.80 feet to a concrete monument;

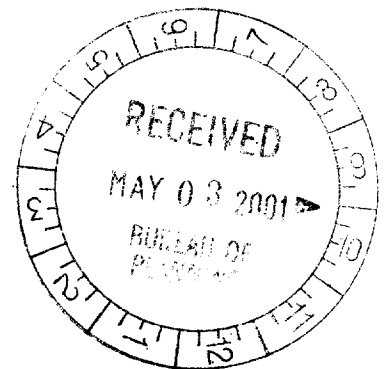
running thence North 78 degrees 58 minutes 14 seconds East a distance of 225.60 feet to a pk nail set on the southwest right-of-way of Confederate Avenue (50 foot right-of-way);

running thence South 26 degrees 55 minutes 32 seconds East along said right-of-way a distance of 154.00 feet to a pk nail set at the western intersection of the aforesaid right-of-way of Confederate Avenue and C.S.X. Railroad aka Atlanta Westpoint Railroad, said pk nail being the True Point of Beginning;

all as shown on survey prepared for L. Comer Jennings, III, by McClung Surveying, Inc., Perry E. McClung, GA RLS#1541, dated 4-14-01, as last revised 4-18-01.

LESS AND EXCEPTING the two Cell Tower Sites and their Access Easements as shown on said survey.

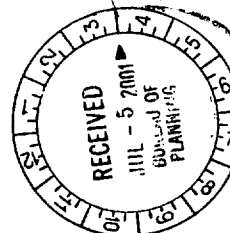
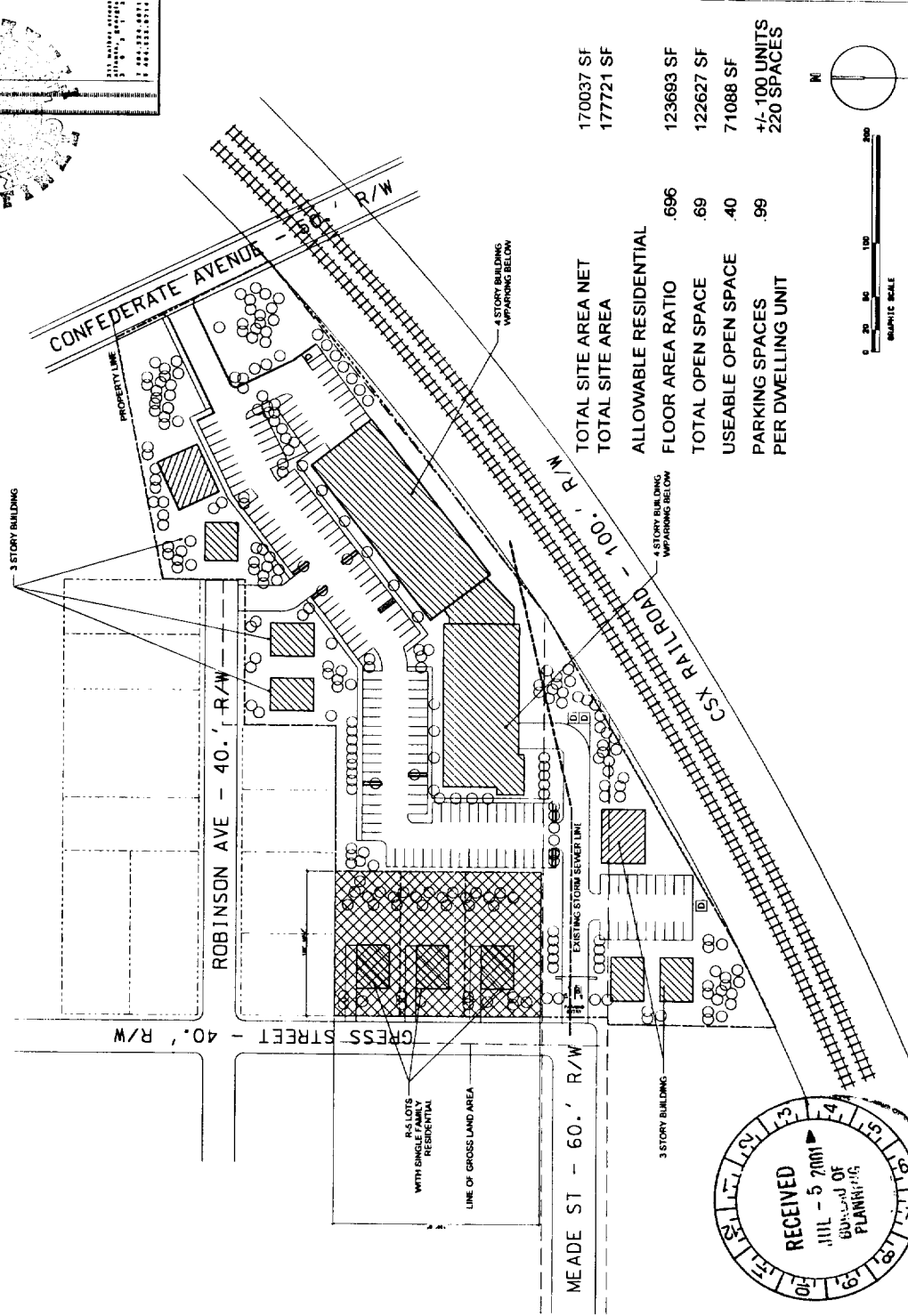
/bh (4/19/01)
survey (rezoning)
01-023\prelim survey exh



Page 2 of 2

PROPOSED SITE PLAN REVISED 7/5/2001

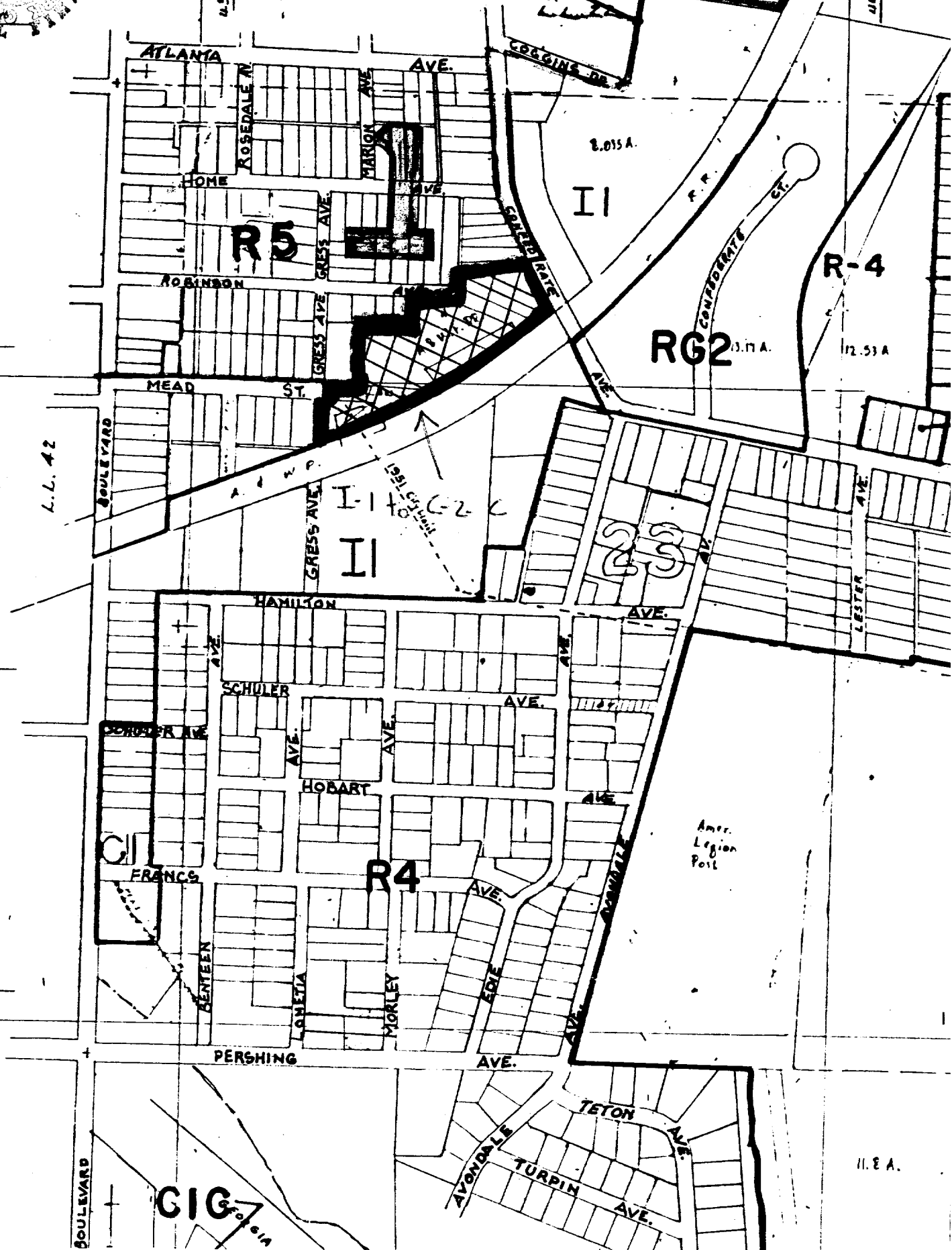
ZONING EXISTING: R-5 IN GRANT PARK HISTORIC DISTRICT NOT TO BE REZONED	
LAND LOT 23, 14TH DISTRICT FULTON COUNTY (PARCELS TO BE REZONED C-2C) CONDITIONAL ON SITE PLAN	
PROPOSED BUILDINGS: 4 STORIES HIGH (APPROXIMATE 60 FEET) 3 STORIES HIGH (APPROXIMATE 40 FEET) TOTAL SQUARE FOOTAGE 123693 SF RESIDENTIAL SPACES APPROXIMATE 100 RESIDENTIAL UNITS	
PROJECT COMPLIANCE FAR	
PROPOSED CONDITIONAL ZONING FOR PROJECT	123693 SF
FLOOR AREA RESIDENTIAL	123693 SF
PROPOSED TOTAL FLOOR AREA	123693 SF
123693 SF / 177721 SF = .696	
RESIDENTIAL ALLOWABLE AT .696 FAR	
PROJECT COMPLIANCE TOOSR	
TOTAL SITE SF	177721 SF
40% TOTAL OPEN SPACE REQUIRED	71088 SF
TOTAL UNCOVERED OPEN SPACE	122627 SF
TOTAL SITE SF	177721 SF
BUILDING FOOTPRINTS (7 AND 4 STORIES HIGH)	37918 SF
TOTAL OPEN SPACE	139803 SF
139803 SF / 177721 SF = .78	
PROJECT COMPLIANCE UOSR	
TOTAL SITE SF	177721 SF
40% USABLE OPEN SPACE REQUIRED	71088 SF
TOTAL PARKING AREAS/PAVEMENT BUILDING FOOTPRINT	43118 SF
TOTAL	41024 SF
USABLE OPEN SPACE	89807 SF
89807 SF / 177721 SF = .48	
PROJECT COMPLIANCE PARKING	
EXTERIOR PARKING SPACES	154 SPACES
COVERED PARKING SPACES	86 SPACES
TOTAL PARKING SPACES	220 SPACES
PARKING BREAKDOWN RESIDENTIAL (58 SPACES PER UNIT)	100 UNITS 100 SPACES REQUIRED



2-01-28

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Grant Park Historic District



RCS# 3089
9/04/01
3:22 PM

Atlanta City Council

Regular Session

01-O-0771

Z-01-28; Rezone from I-1 to C-2-C 949 &
961 Confederate Ave. & 655 Mead St.
ADOPT ON SUB

YEAS: 15
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 0

unanimous

Y McCarty	Y Dorsey	Y Moore	Y Thomas
Y Starnes	Y Woolard	Y Martin	Y Emmons
Y Bond	Y Morris	Y Maddox	Y Alexander
Y Winslow	Y Muller	Y Boazman	NV Pitts

01-O-0771

01-0-0771

(Do Not Write Above This Line)

AN ORDINANCE
BY: ZONING COMMITTEE

Z-01-28

AN ORDINANCE TO REZONE FROM THE
I-1 (LIGHT INDUSTRIAL) & R-5 (TWO-
FAMILY RESIDENTIAL) DISTRICTS TO
THE C-2-C (COMMERCIAL SERVICE--
CONDITIONAL) DISTRICT, PROPERTY
LOCATED AT 949-961 CONFEDERATE
AVENUE, S. E.; 655 MEAD STREET,
S. E.; & GRESS AVENUE, S. E.,
FRONTING 154 FEET ON THE SOUTHWEST-
ERLY SIDE OF CONFEDERATE AVENUE,
BEGINNING AT THE NORTHWEST INTER-
SECTION WITH THE CSX RAILROAD
(a.k.a. ATLANTA WEST POINT RAIL-
ROAD).

DEPTH: VARIES.
AREA: 4.420 ACRES.

LAND LOT 23, 14TH DISTRICT,
FULTON COUNTY, GEORGIA.

OWNER: JOHNNY BURNETTE.
APPLICANT: COMER JENNINGS.

NPU 'W' COUNCIL DISTRICT 1
SUBSTITUTE

UNANIMOUS
ADOPTED BY

☐ **CONSENT REFER**
☒ **REGULAR REPORT REFER**
☐ **ADVERTISE & REFER**
☐ **1st ADOPT 2nd READ & REFER**

SEP 04 2001

Date Referred 5/21/01

Referred To: ZRB & Zoning

First Reading

Committee
Date
Chair

Committee
Date
Chair

Committee
Date
Chair

Actions:
Fav, Adv, Held (see rev. side)
Others

Members

Refer To

Committee
Date
Chair

Committee
Date
Chair

Committee
Date
Chair

Actions:
Fav, Adv, Held (see rev. side)
Others

Members

Refer To

Committee
Date
Chair

Committee

Date

Chair

Actions:
Fav, Adv, Held (see rev. side)
Others

Members

Refer To

Committee

Date

Chair

Actions:
Fav, Adv, Held (see rev. side)
Others

Members

Refer To

COUNCIL ACTION

☒ 2nd ☐ 1st & 2nd ☐ 3rd
Readings

☐ Consent ☐ V Vote ☐ RC Vote

CERTIFIED

CERTIFIED
SEP 4 2001

ATLANTA CITY COUNCIL PRESIDENT

Handwritten signature

CERTIFIED
SEP 04 2001

Handwritten signature
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

SEP 13 2001

WITHOUT SIGNATURE
BY OPERATION OF LAW